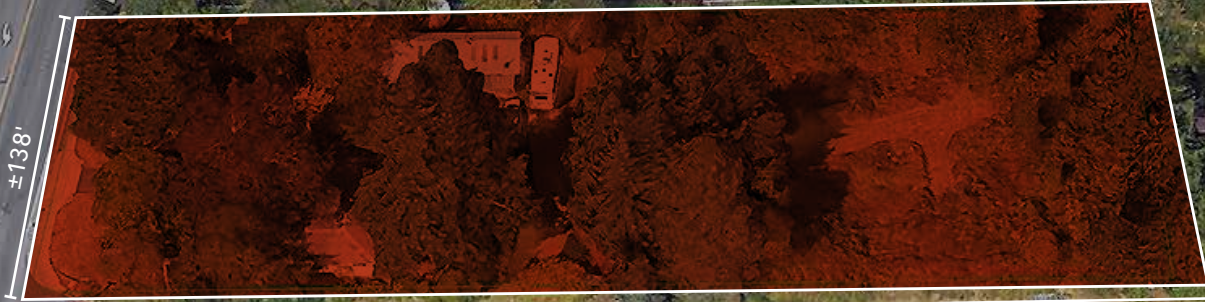


OFFERING MEMORANDUM

# MERIDIAN RETAIL LAND FOR SALE



±138'

±392'

141ST ST CT E

MERIDIAN E

14107 MERIDIAN AVE E, PUYALLUP, WA 98373

**km** Kidder  
Mathews

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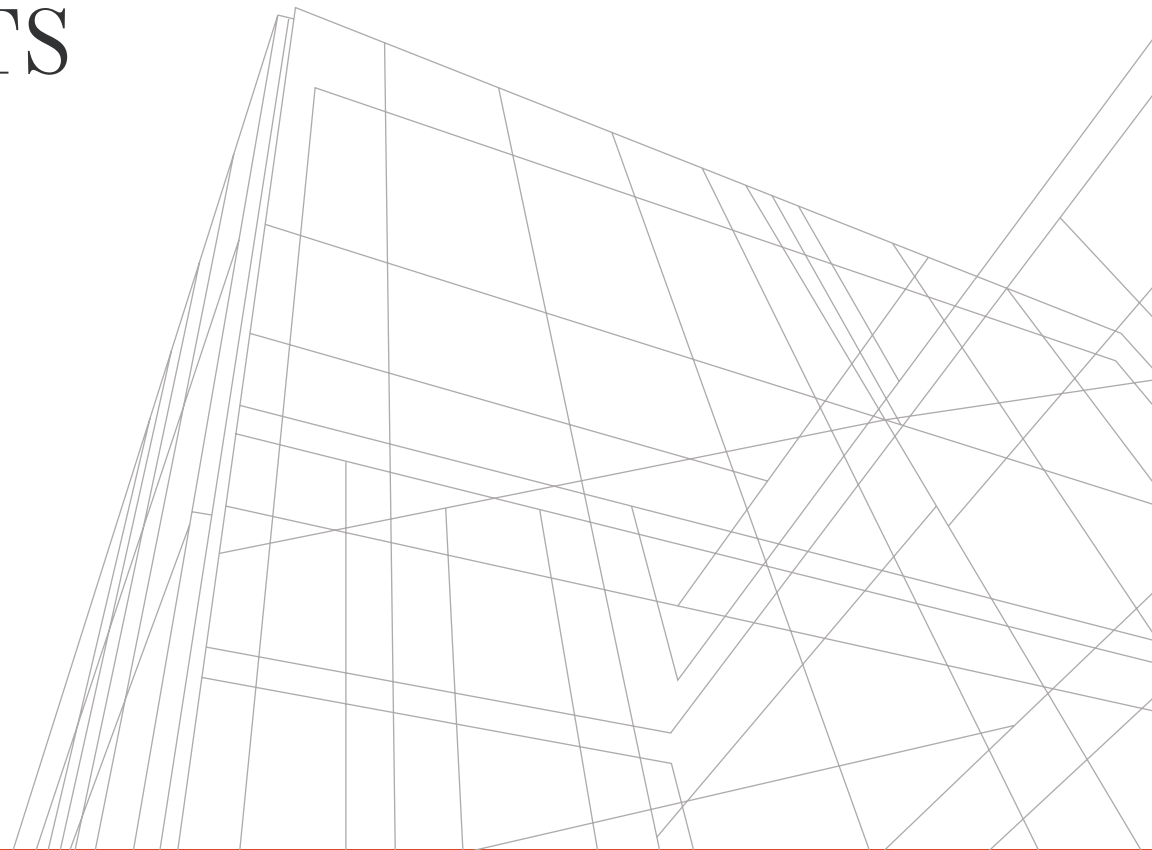
EXECUTIVE  
SUMMARY

02

PROPERTY  
OVERVIEW

03

LOCATION  
OVERVIEW



*Exclusively  
Listed by*

**JEROME O'LEARY**

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This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

# *PREMIER RETAIL* OFFERING IN PRIME LOCATION

Unveil your retail vision at 14107 Meridian, a 52,000 SF canvas in Puyallup's vibrant commercial hub. With prime NCOR zoning, 138 feet of frontage, and a strategic location next to Auto Zone, this once-in-a-lifetime opportunity offers visibility and proximity to key retailers. The 70-year debut of this property marks a historic chance to shape Puyallup's retail landscape. Seize the moment and define your legacy in this thriving market!

ADDRESS	14107 Meridian Ave E, Puyallup, WA 98373
GROSS LAND SIZE	1.19 AC (52,000 SF)
PARCEL NO	04E-19N-15-SW-S
LISTING PRICE	\$1,990,000



# INVESTMENT HIGHLIGHTS

## Strategic Location

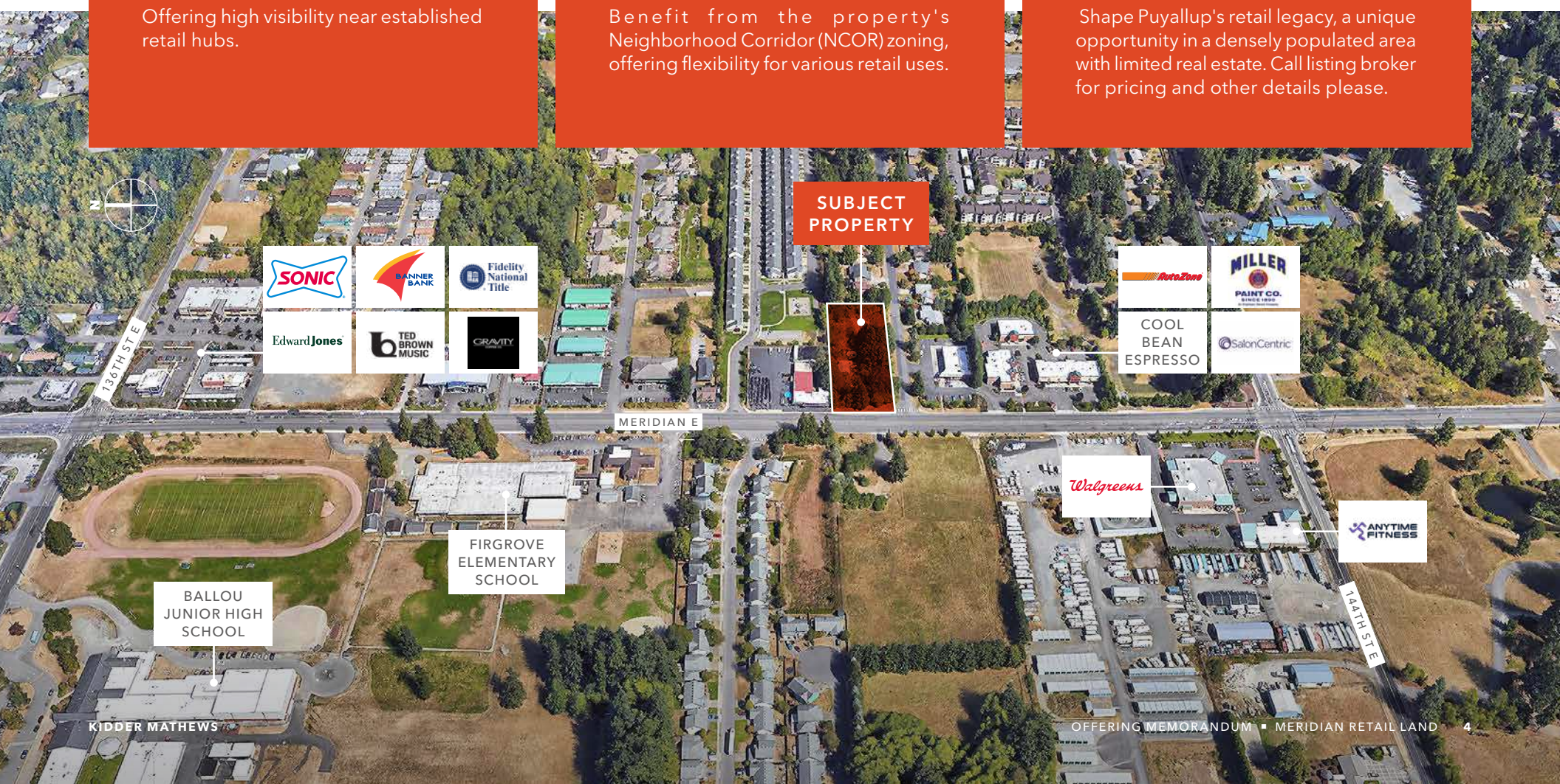
Offering high visibility near established retail hubs.

## Versatile Zoning

Benefit from the property's Neighborhood Corridor (NCOR) zoning, offering flexibility for various retail uses.

## Prime Opportunity

Shape Puyallup's retail legacy, a unique opportunity in a densely populated area with limited real estate. Call listing broker for pricing and other details please.



SUBJECT PROPERTY



BALLOU JUNIOR HIGH SCHOOL

FIRGROVE ELEMENTARY SCHOOL

Walgreens

ANYTIME FITNESS

# PROPERTY OVERVIEW



160TH STE

144TH STE

KOHL'S  
Walmart

SAFeway

BEST BUY

ROSS  
DRESS FOR LESS

SOUTH HILL MALL

SUBJECT PROPERTY

JOANN

Walgreens

Chick-fil-A

S MERIDIAN

ANYTIME FITNESS

Walgreens

S MERIDIAN

GROCERY OUTLET  
Bargain Market

Michaels

WILLOWS SHOPPING CENTER

SONIC

BANNER BANK

Fidelity National Title

McDonald's

SALLY BEAUTY

WILLOWS SHOPPING CENTER

Target

PETSMART

LAIFITNESS

Edward Jones

TED BROWN MUSIC

GRAVITY

Office DEPOT

petco

jamba

Party City

Famous Footwear

MATTRESS FIRM

DOLLAR TREE

TJ-maxx

Starbucks

Lowe's

128TH STE

122ND AVE E

39TH AVE SE



## PUYALLUP, WA

The City of Puyallup is situated at the foot of scenic Mount Rainier in the beautiful Puget Sound region 10 miles east of Tacoma and approximately 35 miles south of Seattle. Founded by Ezra Meeker, a hop farmer with a dream of turning the region into an agricultural wonderland, Puyallup is a growing community that cherishes its farming roots.

*Puyallup is home to the Washington State Fair. It is one of the ten largest U.S. state fairs, attracting over one million people each year.*

In its early years, Puyallup was known for its hops, berries and flowers. Today many events, such as the Washington State Fair, the Daffodil Festival and Parade, and the Puyallup Farmers Market pay tribute to the city's agricultural past. But there's much more happening in Puyallup than meets the eye. Two regional retail centers in downtown and South Hill offer a variety of shopping and dining opportunities. Great parks, excellent K-12 schools, and a modern regional medical center are some of the amenities appreciated by residents and visitors alike.

Puyallup is home to the Washington State Fair. It is one of the ten largest U.S. state fairs, attracting over one million people each year. The city itself is built around the Puyallup Fairgrounds, which can be seen prominently from neighboring South Hill.

The fair traditionally runs for 21 days in September; there is also a "Spring Fair" which takes place for four days in April. The fair serves as an anchor for local businesses and restaurants. Previously named the "Puyallup Fair", it received its current name in 2013.

### SUSTAINABLE PUYALLUP

Puyallup has a growing reputation for promoting environmental stewardship. After Puyallup's city hall received a LEED gold designation in 2009, many other developments, both large and small, have incorporated environmentally-friendly components such as solar panels, green roofs and rain gardens.

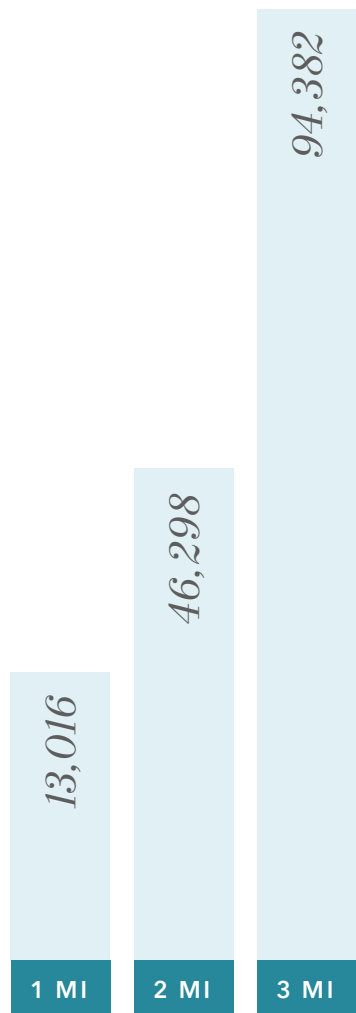
#### SOURCES:

[HTTPS://WWW.CITYOFPUYALLUP.ORG/748/ABOUT-PUYALLUP](https://www.cityofpuyallup.org/748/ABOUT-PUYALLUP)  
[HTTPS://EN.WIKIPEDIA.ORG/WIKI/PUYALLUP,\\_WASHINGTON](https://en.wikipedia.org/wiki/Puyallup,_Washington)

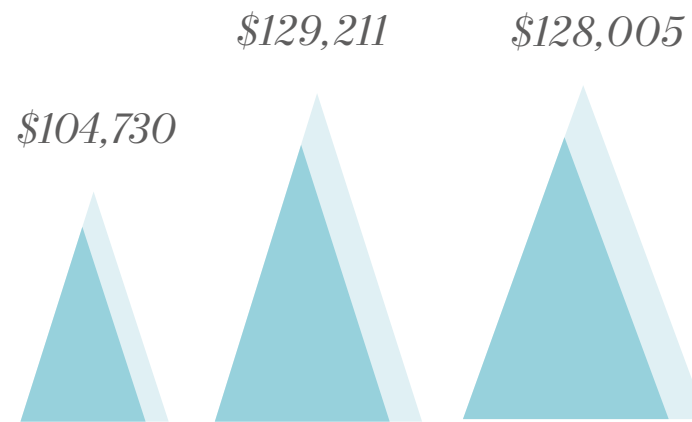


# DEMOGRAPHICS

## ESTIMATED POPULATION



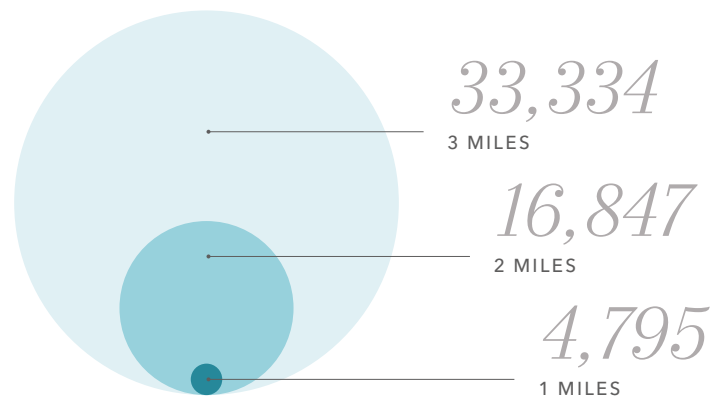
## AVERAGE HOUSEHOLD INCOME



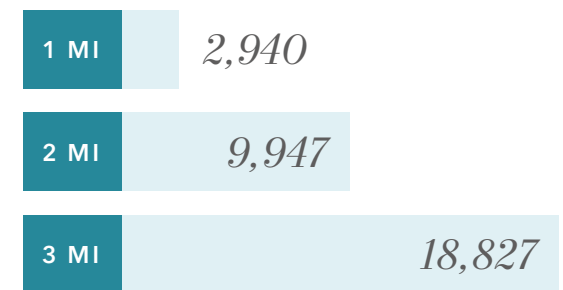
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS



## TOTAL EMPLOYEES



Data Source: Regis

*Exclusively listed by*

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